



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2682
www.raleighnc.gov

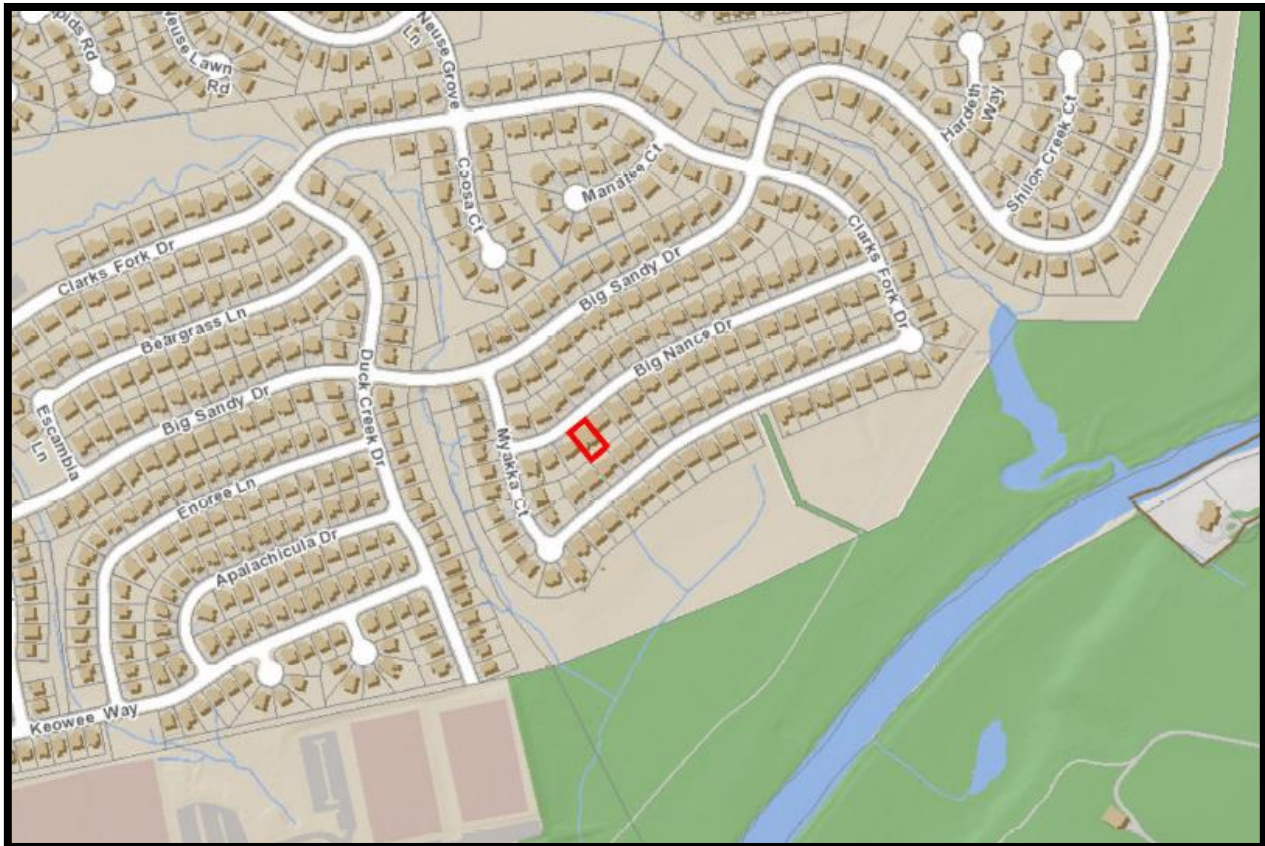
Case File: A-5-18

Property Address: 5914 Big Nance Drive

Property Owner: Eddie & Edith Price

Project Contact:

Nature of Case: A request for a 1.7' rear yard setback variance pursuant to Section 2.2.1 of the Unified Development Ordinance to enclose an existing deck located at the rear of the detached house that results in an 18.3' rear yard setback on a .16 acre parcel zoned Residential-6 and located at 5914 Big Nance Drive.

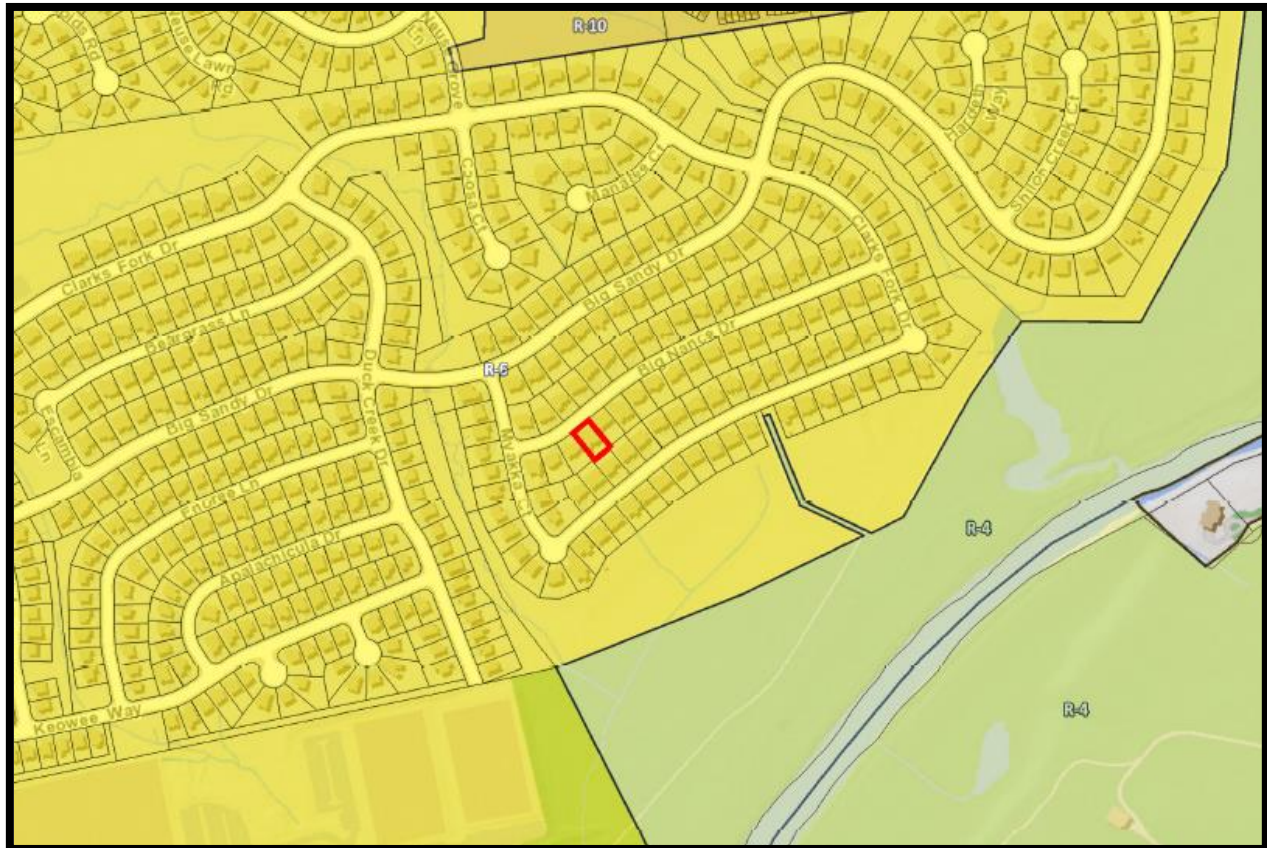


5914 Big Nance Drive – Location Map

To BOA: 1-8-18

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-6



5914 Big Nance Drive - Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-6

Lot Dimensions – R-6

Area (min)	6,000 SF
Width – interior lot (min)	50'
Width – corner lot (min)	65'
Depth -	80'

Yard Type R-6 Minimum Setback (Principal Bldg)

Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	15'
Rear	20'

Yard Type R-6 Minimum Setback (Accessory)

Primary Street	50'
Side Street	20'
Side	5'
Rear	5'

D. Setback Encroachments

All buildings and structures must be located at or behind required setbacks, except as listed below. Underground structures covered by the ground may encroach into a required setback.

1. Building Features

a. Porches (raised structures attached to a building forming a covered entrance) may extend up to 9 feet, including the steps, into a required setback, provided that such extension is at least 3 feet from the vertical plane of any lot line.

b. Stoops (small raised platforms that serve as entrances to buildings) may extend up to 6 feet into a required setback, provided that the landing is at least 3 feet from the vertical plane of any lot line. Stoops may be covered but cannot be fully enclosed.

c. Balconies (platforms projecting from the wall of a building with a railing along its outer edge, often accessible from a door or window) may extend up to 6 feet into a required setback, provided that the landing is at least 3 feet from the vertical plane of any lot line. Balconies can be covered but cannot be fully enclosed.

d. Galleries (covered passages extending along the outside wall of a building supported by arches or columns that are open on 1 side), must have a clear depth from the support columns to the building's façade of at least 8 feet and a clear height above the sidewalk of at least 10 feet. A gallery may extend into a required street setback. A gallery may not extend into a required side setback.

e. Chimneys or flues may extend up to 4 feet, provided that such extension is at least 3 feet from the vertical plane of any lot line.

f. Building eaves, roof overhangs, awnings and light shelves may extend up to 5 feet, provided that such extension is at least 3 feet from the vertical plane of any lot line.

g. Bay windows, oriels, vestibules and similar features that are less than 10 feet wide may extend up to 4 feet, provided that such extension is at least 3 feet from the vertical plane of any lot line.

h. Unenclosed fire escapes or stairways may extend up to 4 feet into a required side or rear setback, provided that such extension is at least 5 feet from the vertical plane of any lot line.

i. Unenclosed patios, decks or terraces may extend up to 4 feet into a required side setback, or up to 8 feet into a required rear setback, provided that such extension is at least 5 feet from the vertical plane of any lot line.

j. Cornices, belt courses, sills, buttresses or other similar architectural features may project up to 1½ feet.

k. Handicap ramps may project to the extent necessary to perform their proper function.

l. If a variance is not required, a building feature may encroach into the right-of-way, provided a license for the use of the right-of-way is obtained from the City, which is terminable at will by the City.

Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

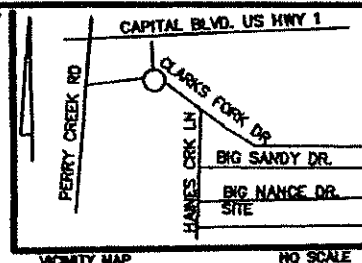
NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet):</p> <p>Widen sunroom addition that had a variance and was approved. We would like to make the sunroom 4' wider than what was granted at the last variance. The sunroom addition will not encroach into the rear yard any more than what was previously approved. The proposed sunroom addition will be 14' wide instead of the 10' that was previously approved.</p> <p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p> <p>previous variance case # a-74-17</p>	<p>Transaction Number</p> <p>A-5-18</p>

GENERAL INFORMATION		
Property Address 5914 Big Nance Dr. Raleigh, NC 27616	Date	
Property PIN 1737586903	Current Zoning	
Nearest Intersection Hanes Creek Lane	Property size (in acres) .16	
Property Owner Price, Eddie & Edith	Phone 919-322-0764	Fax
Owner's Mailing Address 5914 Big Nance Dr. Raleigh, NC 27616	Email	
Project Contact Person Josh Delpierre	Phone 919-460-6632	Fax 919-388-7252
Contact Person's Mailing Address 300 Dominion Dr. Ste. 201 Morrisville, NC 27560	Email jdelpierre@getchampion.com	
Property Owner Signature <i>Edward Price</i>	Email ROADHIGH5511@NC.M.COM	
Notary Sworn and subscribed before me this <u>6th</u> day of <u>December</u> , 20 <u>17</u>	Notary Signature and Seal <i>Jacqueline B. ...</i> 	

LEGEND:
 LINES SURVEYED _____
 LINES NOT SURVEYED _____
 MINIMUM BLDG. SETBACK (PLAT) _____
 EASEMENT _____
 EXISTING IRON PIPE ○
 SEWER CLEANOUT ●

REFERENCES:

BM 2001 PG.1619
 DB 16734 PG 1348



NOTES:

- 1) ALL DISTANCES ARE HORIZONTAL GROUND.
- 2) THIS IS A SURVEY OF AN EXISTING PARCEL.
- 3) SEE RECORD PLAT FOR CONTROL TIE AND NOTES.
- 4) SETBACKS REQUIRED BY RESTRICTIVE COVENANTS MAY BE GREATER.

I, JOHN S. COLLIER, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY BY ME OR MY ASSISTANT ACTING UNDER MY DIRECT SUPERVISION ON 4/06/17 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT THE ERROR OF CLOSURE AS CALCULATED BY THE COORDINATE METHOD IS 1: 10,000 +/- THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK BM 2001, PAGE 1619 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NCBS RULE .1600.

WITNESS MY SIGNATURE AND SEAL

THIS 6TH DAY OF MAR 2017

John S. Collier
 PROFESSIONAL LAND SURVEYOR, L-3879

EXISTING IMPERVIOUS AREAS

HOUSE	2848 SF. ±
ALL CONCRETE	471 SF. ±
WOOD DECK	68 SF. ± 50%
TOTAL=	3185 SF. +/- 44.55%



THIS SURVEY IS OF THE IMPROVEMENTS TO THE PROPERTY.

SURVEY FOR

CHAMPION WINDOW CO.

PREPARED BY

JOHN S. COLLIER, PLS, L-3879
 PROFESSIONAL LAND SURVEYOR
 3407 BAUGH ST., RALEIGH, NC.
 27604, 919-876-8727

CURRENT OWNER: EDDIE PRICE & EDITH GREEN-PRICE.
 5914 BIG NANCE DR.
 RALEIGH, NC 27616-5795

PIN:1737586903, REID 0290208, ZONED: CUD TO
 LOT 520, RIVERSIDE SUB'D
 NEUSE TWP. WAKE COUNTY, NC.



Scale: 1"=20'	Date: 4/07/17	LT: 520
Drawn: JSC	Checked: JSC	Job: 15/39

1737586903
PRICE, EDDIE GREEN-PRICE, EDITH
5914 BIG NANCE DR
RALEIGH NC 27616-5795

1737584885
LENDACH, MICHAEL A LENDACH, AMY S
5906 BIG NANCE DR
RALEIGH NC 27616-5795

1737585765
YANG, JI QU WANG, AI ZHEN
5913 MYAKKA CT
RALEIGH NC 27616-3266

1737585858
HOPKINS, MARVIN THOMAS
5910 BIG NANCE DR
RALEIGH NC 27616-5795

1737586810
CHRISTOMAS, TIMOTHY L CHRISTOMAS,
CYNTHIA M
5917 MYAKKA CT
RALEIGH NC 27616-3266

1737586864
BULLOCK, MELVIN COLEMAN-BULLOCK,
SHARON A
5921 MYAKKA CT
RALEIGH NC 27616-3266

1737586957
ELIAS, ABAHOR ELIAS, SUSAN
5918 BIG NANCE DR
RALEIGH NC 27616-5795

1737587818
BUI, BING TRAN, DUNG
5925 MYAKKA CT
RALEIGH NC 27616-3266

1737587962
PARKER, RHONDA E PARKER, LESLIE
SEAN
5929 MYAKKA CT
RALEIGH NC 27616-3266

1737594051
LI, XIAOFENG YANG, YAGUANG
5905 BIG NANCE DR
RALEIGH NC 27616-5796

1737595005
AREVALO, ANABEL
1200 LITCHBOROUGH WAY
WAKE FOREST NC 27587-3613

1737595059
OJIMADU, ISRAEL U OJIMADU, MERCY U
5913 BIG NANCE DR
RALEIGH NC 27616-5796

1737596103
MACALALAG, TIMMY R MACALALAG,
GREGORIA R
5917 BIG NANCE DR
RALEIGH NC 27616-5796

1737597001
JACKSON, VITERIA HARRIS JACKSON,
VICTOR JR
5922 BIG NANCE DR
RALEIGH NC 27616-5795